

CITY OF VANCOUVERSPECIAL COUNCIL - AUGUST 27, 1970PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, August 27, 1970, commencing at 10 a.m. for the purpose of holding a Public Hearing in connection with rezoning matters and for the purpose of giving consideration to such rezoning matters.

PRESENT: His Worship the Mayor (Chairman).

Aldermen Adams, Bird, Broome, Calder,  
Hardwick, Linnell, Phillips, Rankin,  
Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

MOVED by Alderman Adams

SECONDED by Alderman Sweeney

THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning Development By-law.

- CARRIED

1. Amendments to the Zoning and Development By-law re advertisements, Bill-Boards and Signs on Roofs in C1, C2, C3, C4, C5, CM1, CM2, M1, M2 and P1 Districts.

An application was received from the Director of Planning to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-2 and C-3 Commercial Districts and to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-1, C-4, C-5, CM-1, CM-2 Commercial Districts, M-1, M-2 Industrial Districts and P-1 Parking District.

The application has been approved by the Technical Planning Board and the Town Planning Commission. The Town Planning Commission further recommended:

'that City Council consider making application to the Legislature next December to obtain an amendment to the Vancouver City Charter to enable the City to require the removal of all roof signs in the City within a reasonable period.'

In connection with the above application, after the Chair asked for delegations in favour and opposed, the following were heard:

- (a) Illuminated Sign Manufacturers of B. C. represented by Mr. Oliphant who submitted an undated Brief.
- (b) Mr. J. Wallace, Neon Products Ltd.,
- (c) Mr. E. Fulton represented the International Brotherhood of Electrical Workers, Local 213.
- (d) L. W. Glasspool, Business Representative, Sign and Pictorial Union, Local 726, who submitted a Brief dated August 27th, 1970.
- (e) Mr. Stairs, Sheet Metal Workers Union.

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- (f) Mrs. Hilda Symonds, representing the  
Community Arts Council.

The Council Members addressed questions concerning the  
matter of the application to the various delegations.

MOVED by Alderman Bird

THAT the sign industry be requested to supply to the  
Vancouver City Council within 30 days, through the Board of  
Administration, the sign industry's recommendations on the proposed  
amendments to the Zoning and Development By-law dealing with sign  
control.

- - CARRIED.

The Committee of the Whole Council recessed at approximately  
11.45 a.m.

The Committee of the Whole Council reconvened at 2.15 p.m. in  
open session in the Council Chamber, His Worship Deputy Mayor  
H. Rankin in the Chair and the following members present:

PRESENT: His Worship Deputy Mayor H. Rankin.  
Aldermen Adams, Bird, Broome, Calder,  
Hardwick, Linnell, Phillips, Rankin,  
Sweeney and Wilson.

ABSENT: His Worship the Mayor - Civic Business.

DELEGATIONS:

As the following applications were dealt with by Council, the  
Chair requested delegations in favour and opposed for each of the  
applications.

The following applications are noted:

- (2) No Delegations.
- (3) No Delegations.
- (4) The applicant, Broadway Tabernacle was represented by  
Mr. W. A. Street, Solicitor.
- (5) No Delegations
- (6) The applicant, Mr. C. Tabory, spoke to the application and  
requested permission to withdraw the application.

The Clerk submitted to Council a petition signed by 46  
residents of the area surrounding the property in question  
opposing the application to rezone.

- (7) No Delegations.
- (8) Mr. Campbell a resident of the area, opposed the application.
- (9) No Delegations.

2. Lots 11-19 of Block 348, Lots 1-10 of Block 448, all of Blocks  
368, 388, 408, 428, 468, D.L. 526 being the area bounded by  
the lane north of 10th Avenue, Pine Street, 16th Avenue and  
Burrard Street.

An application was received from J. Brand to rezone Lots 11-19  
of Block 348, Lots 1-10 of Block 448, all of Blocks 368, 388,  
408, 428, 468, D.L. 526 being the area bounded by the lane north  
of 10th Avenue, Pine Street, 16th Avenue and Burrard Street.

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FROM: RT-2 Two Family Dwelling District  
TO: RM-3 Multiple Dwelling District

The application was approved by the Technical Planning Board for a portion of the area only described as follows:

'all lands within an area bounded on the north by the lane south of Broadway with the exception of Lot 20, Block 348, D.L. 526, Burrard on the west, Pine on the east and 14th Avenue on the south.'

The application was approved by the Town Planning Commission in accordance with the recommendation of the Technical Planning Board, having in mind that a further recommendation will follow after the needs of this area have been assessed in relation to forthcoming transportation studies.

A letter dated August 26th from Mr. G. B. Gardom, from the firm of Gardom and Volrich, Barristers and Solicitors, who represent the Vancouver Lawn Tennis and Badminton Club, was read to the Council.

MOVED by Alderman Adams  
THAT the letter be received.

- CARRIED.

MOVED by Alderman Broome  
THAT the foregoing application be approved subject to the following condition as recommended by the Technical Planning Board:

'the lands within an area bounded on the north by the lane south of Broadway with the exception of Lot 20, Block 348, D.L. 526, Burrard on the west, Pine on the east and 14th Avenue on the south.'

- CARRIED.

3. Lots A, B, 5 of Block 3, Lots 1, 2, 3, of Block 5, D.L. 311 being the area bounded by 70th Avenue, South West Marine Drive and Ash Street.

An application was received from Brentwood Realty Ltd., for the rezoning of Lots A, B, 5 of Block 3, Lots 1, 2, 3 of Block 5, D.L. 311 being the area bounded by 70th Avenue, South West Marine Drive and Ash Streets.

FROM: RT-2 Two Family Dwelling District  
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board with the uses being restricted to a Bank; Restaurant (excluding drive-in with or without car service or take out food service); Professional offices; Recording Studio; Industrial Laboratory; Retail Stores including a drug store, Marine accessory distributor and sales, subject to prior compliance by the owners with the following conditions:

1. The south 33' of Lots 1, 2, 3 of Block 5 to be first dedicated to the City to provide for the future street widening of West 70th Avenue.

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2. Lots A, B & 5, Block 3 and Lots 1, 2 & 3 (except the south 33') of Block 5, all of D.L. 311 to be first consolidated into one parcel and so registered in the Land Registry Office
3. All services including any transformers etc to be underground
4. The detailed scheme of development which shall not exceed two storeys in height to be first approved by the Technical Planning Board after advice from the Design Panel as to the architectural design of the building, with there being suitable lawn, shrub and tree planting both on the landscaped setback areas adjacent to S. W. Marine Drive, along the southerly landscaped setback area of the site abutting West 70th Avenue and along the easternly landscaped setback area of the site abutting Ash Street as well as interspersed throughout the site.
5. All signs to be approved by the Technical Planning Board with such signs to be facia signs, and non-flashing with the exception of one free-standing sign which shall also be non-flashing.

FURTHER that should the above conditions or such other conditions as set by City Council following a Public Hearing be not complied with by the owners in order to permit the by-law to be passed within 120 days from the date of public hearing, then this approval shall expire.

The application was approved by the Town Planning Commission subject to the conditions as set out by the Technical Planning Board .

MOVED by Alderman Broome

THAT the application be approved subject to the following conditions:

'with the uses being restricted to a Bank; Restaurant (excluding drive-in with or without car service or take out food service); Professional offices; Recording Studio; Industrial Laboratory; Retail Stores including a drug store. Marine Accessory distributor and sales, subject to prior compliance by the owners with the following conditions:

1. The south 33' of Lots 1, 2 3 of Block 5 to be first dedicated to the City to provide for the future street widening of West 70th Avenue.
2. Lots A, B & 5, Block 3 and Lots 1, 2 & 3 (except the south 33') of Block 5, all of D.L. 311 to be first consolidated into one parcel and so registered in the Land Registry Office
3. All services including any transformers etc. to be underground
4. The detailed scheme of development which shall not exceed two storeys in height to be first approved by the Technical Planning Board after advice from the Design Panel as to the architectural design of the building, with there being suitable lawn, shrub and tree planting both on the landscaped

Item 3 (Continued)

4. (cont'd)

setback areas adjacent to S.W. Marine Drive, along the southerly landscaped setback area of the site abutting West 70th Avenue and along the easternly landscaped setback area of the site abutting Ash Street as well as interspersed throughout the site.

5. All signs to be approved by the Technical Planning Board with such signs to be facia signs, and non-flashing with the exception of one free-standing sign which shall also be non-flashing.

FURTHER that should the above conditions be not complied with by the owners in order to permit the by-law to be passed within 120 days from the date of public hearing, then this approval shall expire.'

- CARRIED.

4. Lots 18-24, C and B, Block 22, N½ Sec 34, THSL  
Situating on the North side of East Broadway between Slocan and Penticton.

An application was received from Mr. W. A. Street, Barrister and Solicitor on behalf of Broadway Tabernacle, to rezone lots 18-24, C and B, Block 22, N½ Sec 34, THSL, situated on the north side of East Broadway between Slocan and Penticton.

FROM: RS-1 One Family Dwelling District  
TO: CD-1 Comprehensive Development District.

This application is approved by the Technical Planning Board, with the uses being restricted to a church and senior citizens' apartment building with customary accessory uses, subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission. The gross floor space ratio not to exceed 0.55. The development not to exceed two storeys nor 35 feet in height. The bulk, mass and form of development to be in keeping with the adjacent one family area. The development to provide adequate setbacks from the property lines; open landscaped area and satisfactory off-street parking facilities, etc.
2. The site to be developed and maintained at all times as one integrated development.
3. No signs or advertisements shall be permitted save for such sign or advertisements as may be approved by the Technical Planning Board having regard to Section 10(21)(a) - Signs and Advertisements permitted in an R District - of the Zoning and Development By-Law.

FURTHER that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.'

The application is also approved by the Town Planning Commission subject to the conditions as set out by the Technical Planning Board.

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Item 4 continued.

Mr. Street, Solicitor for the applicant Broadway Tabernacle, spoke to the matter and requested that the original application be granted. The original application requested a floor space ratio of 1.45 and a scheme of development which would allow a structure 60' x 90' of 9 storeys as a senior citizens' housing unit comprising some 80 units. Mr. Street pointed out that the original application provided for some 70 underground parking spaces and 20 surface parking spaces with landscaped setbacks and areas, and a church structure with normal facilities ancillary to a church.

MOVED by Aldermen Wilson

THAT the original application be approved as submitted with the uses being restricted to a church and senior citizens' apartment building with customary accessory uses, subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission. The development to provide adequate setbacks from the property lines; open landscaped area and satisfactory off-street parking facilities, etc.
2. The site to be developed and maintained at all times as one integrated development.
3. No signs or advertisements shall be permitted save for such sign or advertisements as may be approved by the Technical Planning Board having regard to Section 10(21)(a) - Signs and Advertisements permitted in an R District - of the Zoning and Development By-law.

FURTHER that should the above conditions not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.'

- (CARRIED)

Alderman Linnell in Amendment

THAT the application be approved with the church and a 60' x 90' senior citizens' housing high rise of 9 storeys with a minimum of 80 units and the Technical Planning Board report back on the other conditions to apply to the rezoned site.

- DEFEATED.

MOVED by Alderman Broome in Amendment to the Amendment  
THAT the words 60' x 90' be deleted.

The amendment to the amendment by Alderman Broome was put and

- DEFEATED.

The amendment by Alderman Linnell was put and

- DEFEATED.

MOVED by Alderman Linnell in Amendment

THAT this application be tabled for two weeks for report from the Technical Planning Board.

- DEFEATED.

The original motion of Alderman Wilson as stated above was put and

- CARRIED.

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5. Lot B, Block 1, D.L. 724,  
Situating on the East side of Victoria Drive between  
48th and 49th Avenues.

An application was received from Dr. D. Ciarniello to rezone lot B, block 1, D.L. 724, situated on the east side of Victoria Drive between 48th and 49th Avenues.

FROM: RT-2 Two Family Dwelling District  
TO: C-2 Commercial District

The application has been approved by the Technical Planning Board and by the Town Planning Commission.

MOVED by Alderman Adams  
THAT the application be approved.

- CARRIED.

6. Lots 7 and 8, Subdivision B, Block 144, D.L. 264A  
Situating on the North-west corner of Victoria Drive  
and 2nd Avenue.

An application was received from Mr. C. Tabory to rezone lots 7 and 8, subdivision B, Block 144, D.L. 264A, situated on the North-west corner of Victoria Drive and 2nd Avenue.

FROM: RT-2 Two Family Dwelling District  
TO: C-2 Commercial District

The application was not approved by the Technical Planning Board because of the following reasons:

- a) There has been no major change taken place in the area since this property and others were rezoned from C-2 Commercial District to RM-3 Multiple Dwelling District and ultimately to RT-2 Two Family Dwelling District.
- b) There is ample C-2 Commercial zoned property on Commercial Drive which has not been fully developed.
- c) Automotive repair is not considered a compatible use in this area which is generally surrounded by dwellings with the exception of the Fire Hall which is located on the south-west corner of 2nd Avenue and Victoria Drive.

The application was not approved by the Town Planning Commission for the reasons outlined by the Technical Planning Board.

Earlier in the meeting the applicant, Mr. C. Tabory, requested permission to withdraw the application.

MOVED by Alderman Calder  
THAT Mr. C. Tabory be allowed to withdraw the application.

- CARRIED.

AMENDED  
SEE PAGE 523

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7. To amend the C-2 District Schedule of the Zoning and Development By-law in relation to Building Heights.

An application was received from the Director of Planning to amend the C-2 District Schedule of the Zoning and Development By-law in relation to Building Heights by adding the following to subsection F of Section I of the Zoning and Development By-law.

"The Technical Planning Board may, in its discretion, permit a building at variance with sub-section F of section 1 of this District Schedule after having received a report thereon from the Director of Planning and after consultation with the Town Planning Commission and after notifying the adjoining owners. In the exercise of its discretion, the Technical Planning Board shall also have due regard to:

- a) the height and bulk of the building, and its location in relation to the site and surrounding streets and buildings;
- b) the amount of open space, plazas, overall design, and the general amenity of the area;
- c) the effect on traffic;
- d) the existing and permitted uses and the form and need of each C-2 zone including its relationship to any surrounding residential areas".

The application was approved by the Technical Planning Board and the Town Planning Commission.

MOVED by Alderman Hardwick

THAT the Zoning and Development By-law be amended by adding the following to subsection F, section 1 of the C-2 Commercial District Schedule (suburban)

"The Technical Planning Board may, in its discretion, permit a building at variance with sub-section F of section 1 of this District Schedule after having received a report thereon from the Director of Planning and after consultation with the Town Planning Commission and after notifying the adjoining owners. In the exercise of its discretion, the Technical Planning Board shall also have due regard to:

- a) the height and bulk of the building, and its location in relation to the site and surrounding streets and buildings;
- b) the amount of open space, plazas, overall design, and the general amenity of the area;
- c) the effect on traffic;
- d) the existing and permitted uses and the form and need of each C-2 zone including its relationship to any surrounding residential area."

- CARRIED.



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8. Area bounded by Skeena Street, 2nd Narrows Bridge Approach, Rupert Street and CPR Right-of-Way

An application was received from the Director of Planning to rezone the area bounded by Skeena Street, 2nd Narrows Bridge Approach, Rupert Street and CPR Right-of-Way.

FROM: RS-1 One Family Dwelling District  
C-1 Commercial District  
TO: M-1 and M-2 Industrial District

The application was approved by the Technical Planning Board.

The application was approved by the Town Planning Commission with the specific recommendation that the industry be carefully selective.

MOVED by Alderman Bird  
THAT the application be approved.

- CARRIED

9. Those portions of Block 292, D.L. 140, Group 1, N.W.D., Plan 6373  
All lands bounded by King Edward Avenue, Camosun Street and 29th Avenue.

An application was received from the Director of Planning to rezone those portions of Block 292, D.L. 140, Group 1, N.W.D., Plan 6373 being all lands bounded by King Edward Avenue, Camosun Street and 29th Avenue,

TO: RS-1 One Family Dwelling District.

The application has the approval of the Town Planning Commission and Technical Planning Board.

It was noted that this application covered lands incorporated into the City of Vancouver at the last sitting of the Provincial Legislature and, therefore, had not previously been zoned.

MOVED by Alderman Linnell  
THAT the application be approved.

- CARRIED.

MOVED by Alderman Adams  
THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Wilson  
SECONDED by Alderman Adams  
THAT the report of the Committee of the Whole be adopted and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law and that the application of the Director of Planning concerning sign control (Item #1) be considered by Council at or about 30 days from this date.

- CARRIED

MOVED by Alderman Hardwick  
SECONDED by Alderman Broome  
THAT the pending applications for signs as detailed in the reports of the Board of Administration (Building and Planning Matters dated July 24th and August 14th) and considered by Council at its meetings of July 28th and August 18th be granted and that the Director of Planning be instructed to withhold permits for those

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signs which he deems unsuitable and report thereon to Council.

- CARRIED.

It was noted by Council that Seaboard Advertising Co. Ltd., through their representatives at the meeting, agreed to suspend action on all applications that that firm had pending for billboards for the 30 days period that the Sign Industry has to submit their recommendations to City Council.

The meeting then adjourned at approximately 3.55 p.m.

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The foregoing are the Minutes of the Special Council Meeting (Public Hearing) dated August 27, 1970.

  
MAYOR

  
DEPUTY CITY CLERK